



Durham Comprehensive Plan

Chapter 15, Capital Improvements Element

**Durham City-County Planning Department
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The Durham Comprehensive Plan

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The Durham Comprehensive Plan elements identify the level of public service that will be needed to serve Durham's future residents. The City and County Capital Improvement Programs (CIPs) will play significant roles in synchronizing development and the provision of services. The Capital Improvements Element of the Comprehensive Plan establishes policies to assure that the public facilities will be available in the proper locations to support the projected population. The Capital Improvement Element policies are intended to connect the funding programs to the goals of the Comprehensive Plan. These policies link the future land use map to the ability of the City and County to construct the facilities necessary to accommodate the new growth.

Summary of Issues

1. **Assessment of Impacts of Growth.** Regular reviews of the effects of growth are needed to assure that development does not exceed the capacity of the programmed public facilities. Such reviews can assist in insuring facilities will be adequately sized and in the proper locations to serve growth and development. By evaluating the effects of growth against the desired levels of service, Durham can better maintain its quality of life.
2. **Coordination with the Impact of Growth.** To effectively manage growth, the Comprehensive Plan must be used to assess the demand for public infrastructure and, thereby, plan for additional public infrastructure. Reliance on the Comprehensive Plan reinforces Durham's goals for levels of service and makes funding decisions more predictable.

Goal 15.1, Coordination with the Plan

Guide decisions about funding of public facilities.

Objective 15.1.1. Implementing the Comprehensive Plan

Use the Comprehensive Plan as guide for determining when and where to locate future public facilities.

Policy 15.1.1a. Public Services and Tiers. City and County Departments and the Durham Public Schools shall provide public services at the level and location appropriate to the Tiers established by the Comprehensive Plan.

Policy 15.1.1b. Levels of Service Established. The City, County, and Durham Public Schools shall maintain Durham's quality of life by maintaining the level of service standards, as defined in the elements of the Durham Comprehensive Plan and summarized in Table 15-2, Summary of Level of Service Standards.

Table 15-1, Summary of Level of Service Standards		
Service	Level of Service Standard	Element Reference
Open Space	Require preservation of open space appropriate to the intensity of development in each Tier, consistent with Table 7-1, Open Space Level of Service Standards. Provide for the acquisition of farmland conservation easements	Chapter 7, Conservation and Environment Element
Transportation	Provide road capacity at level of service "C" for the Rural Tier, "D" for the Suburban and Urban Tiers, and "E" for the Compact Neighborhoods and Downtown Tiers.	Chapter 8, Transportation Element
Water Supply	Continue to operate and maintain water treatment and distribution facilities to provide 170 gallons per capita per day consistent with Federal and State standards.	Chapter 9, Water and Wastewater Element
Wastewater Treatment	Continue to treat wastewater and resulting effluent and sludge to meet or exceed Federal and State standards.	Chapter 9, Water and Wastewater Element
Utilities and the Urban Growth Area	Continue to prohibit extensions of the water distribution system outside of the Urban Growth Area (UGA) except to properties with a verified water supply of unsatisfactory quantity or quality. Continue to prohibit extensions of the sewer collection system outside of the Urban Growth Area (UGA), except to properties with a verified existing health hazard from an on-site sanitary sewer system.	Chapter 9, Water and Wastewater Element
Stormwater Collection	New development shall not increase the post-development peak runoff rate from the 1-year storm over the predevelopment peak runoff rate by more than 10 percent. Ensure that, in the Neuse River basin, new development limits nitrogen export to 3.6 pounds per acre per year. New development in watershed protection areas shall treat the first 1-inch of stormwater runoff.	Chapter 9, Water and Wastewater Element
Libraries	Provide at least 0.50 square feet of library space per capita, at least 3.00 books per capita, and provide facilities such that most County residents are within 5 miles of a library facility.	Chapter 14, Libraries Element
Parks and Recreation	Provide parks and recreation services and facilities in the City in accordance with Table 10-1, Parks and Recreation Level of Service Standards. In the County, continue to provide passive, nature-based recreational opportunities.	Chapter 10, Parks and Recreation Element
Schools	Provide public school facilities with a maximum enrollment of 120 percent of the system's maximum permanent building capacity, measured on a system-wide basis for each type of facility.	Chapter 11, Schools Element

Public Safety	For City fire protection, maintain a 4 minute emergency response time for 80 percent of the calls and a turn out time of less than 1 minute for at least 90 percent of the calls. For County fire protection, maintain an 8 minute emergency response time for 80 percent of the calls and a turn out time of less than one minute for at least 90 percent of calls. For emergency medical services, maintain a County-wide response time of 8 minutes or less. For City police protection, maintain adequate patrols to provide an average response time of 6.5 minutes or less for Priority 1 calls. For County Sheriff's Office protection, maintain a ratio of sworn officers to the (non-City) County population of 1:316.	Chapter 12, Public Safety Element
Solid Waste	Provide disposal capacity sufficient to accommodate per capita solid waste generation of 6.3 pounds per person per day. In the County, operate and maintain solid waste Convenience Centers to provide County residents a place to dispose of solid waste.	Chapter 13, Solid Waste Element

Goal 15.2, Funding Public Facilities

Program public facilities and services with growth.

Objective 15.2.1. Funding Policies

Program facilities to keep pace with Durham's growth.

Policy 15.2.1a. CIP Review. The City-County Planning Department, in conjunction with the City and County Budget and Management Services Departments, shall review the City and County's proposed Capital Improvement Programs (CIPs) for consistency with the Comprehensive Plan to ensure that capital improvements keep pace with Durham's growth consistent with the adopted level of service standards.

Policy 15.2.1b. Level of Service Standards Amendments. The City-County Planning Department shall initiate Plan Amendments to revise the level of service standard, when constraints preclude the ability to maintain the adopted level of service.

Policy 15.2.1c. Other Funding Sources. City Departments, County Departments, and the Durham Public Schools shall seek grants or alternative funds when available to support facility expansion and improvements.

Policy 15.2.1d. Capital Projects Assessment. The City and County Budget and Management Services Departments shall assess and identify capital projects and programs proposed for funding as either:

- i. Essential services, or services that are directly related to protecting the immediate health and safety of citizens from an existing or imminent hazard;

- ii. Necessary services, or services that are directly related to maintaining the level of service established by the Comprehensive Plan; or
- iii. Desirable services, or services that are related to enhancing the desirability of Durham as a place to live.

Objective 15.2.2. Capital Improvements Program Policies

Develop multi-year capital improvement programs as part of the annual budget process.

Policy 15.2.2a. Capital Improvements Programs. The City and County Budget and Management Services Departments shall prepare Capital Improvement Programs (CIPs) that:

- i. Identify those facilities which are required to maintain the levels of service standard;
- ii. Identifies the source of funds for each proposed facility; and
- iii. Identifies and includes in the annual budget the costs of operating and maintaining all proposed projects.

Policy 15.2.2b. Joint Siting and Use of Facilities. The City-County Planning Department, in conjunction with the City and County Budget and Management Services Departments and the Durham Public Schools, shall coordinate CIP project development and recommendations to assure that facilities are provided in a cost-effective manner and that shared facilities are developed whenever possible, as outlined in the “2003 Joint Capital Improvements Projects Report.”

Policy 15.2.2c. Evaluation. In making the decision to recommend funding of capital facilities, the City and County Budget and Management Services Departments shall consider:

- i. The need to correct public hazards;
- ii. The need to eliminate existing deficiencies or maintain existing service levels;
- iii. The need to provide capacity for the future;
- iv. The need to provide for the renewal and replacement of, and improvement to, existing facilities;
- v. The desire to implement the Goals, Objectives and Policies of the Durham Comprehensive Plan; and
- vi. The ability to take advantage of special or unique development opportunities in a timely manner.

Objective 15.2.3. Fee Policies

New development shall pay impact and user fees for new capital facilities or the expansion of existing facilities, according to fee scheduled adopted by the Governing Boards.

Policy 15.2.3a. Impact Fees. The City and County Budget and Management Services Departments shall periodically reassess impact fees to ensure that the fees reflect the actual cost of services.

Policy 15.2.3b. User Fees. The City and County Departments shall establish user fees such that, to the extent possible, costs of services shall be recovered from the user that benefits from the services rather than recovered from the community as a whole.

Goal 15.3, Continued Assessment

Conduct regular assessments of the effects of growth on the adequacy of public services and facilities.

Objective 15.3.1. Reporting Measures

Measure the impacts of growth and the effectiveness of funding measures on maintaining the adopted levels of services.

Policy 15.3.1a. Assessment Reports. The City-County Planning Department shall use the level of service standards in the Durham Comprehensive Plan to evaluate development proposals and report the impact of the new development on public facilities. The City-County Planning Department shall work with other relevant City and County Departments determine, if possible and appropriate, what is needed to mitigate the impact if the levels of service would fall below the adopted standards.

Policy 15.3.1b. Capacity for Growth. The City-County Planning Department shall provide regular reports on the available capacity of public facilities to accommodate additional growth.

Policy 15.3.1c. Effectiveness of Funding Methods. The City and County Budget and Management Services Departments shall regularly evaluate the effectiveness of the public facility funding methods and investigate alternative methods to find the most efficient funding system to pay for public services.